



**APPLICATION FOR REZONING PETITION - CITY OF TERRE HAUTE**

**SPECIAL ORDINANCE NO. 19**

COMMON ADDRESS OF LOT TO BE REZONED:

2865 South 25<sup>th</sup> Street, Terre Haute, In 47802

Current Zoning: R-2 Two Family Residential District

Requested Zoning R-3 General Residence District

Proposed Use: Apartment Complex

Name of Owner: Terry J. Bauer and Florence Elaine Bauer

Address of Owner: 17580 Gulf Boulevard Unit #420 Redington Shores, FL 33708

Phone Number of Owner: 812-208-6451

Attorney Representing Owner (if any): \_\_\_\_\_

Address of Attorney: \_\_\_\_\_

Phone Number of Attorney: \_\_\_\_\_

For Information Contact: Ryan Baker or Rick Jenkins at 812-299-4128

Council Sponsor: Amy Euler

**\*COPY OF SITE PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

AUG 07 2014

SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 19, 2014

CITY CLERK

An Ordinance Amending Chapter 10, Article 2 of the Municipal Code designated as  
"Comprehensive Zoning Ordinance for Terre Haute Indiana."

SECTION 1. BE IT ORDIANED BY THE COMMON COUNCIL of the City of Terre Haute, Vigo County, State of Indiana, that Chapter 10, Article 2 of the City Code of Terre Haute, designated as the "Comprehensive Zoning Ordinance for Terre Haute" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Part of Thirteen and One-half (13-1/2) acres off of the east end of the South half (S ½) of the Southwest Quarter (SW ¼) of Section Thirty-five (35), Township Twelve (12) North, Range Nine (9) West, Second Principal Meridian (2<sup>nd</sup> P.M.), Harrison Township, Vigo County, Indiana. Also being a portion of a certain tract of land owned by Terry J. Bauer and Florence Elaine Bauer, husband and wife, as described in Deed Record 408, Page 556 as found in the records of the Office of the Recorder of Vigo County, Indiana. Also known as Lot 1 in Bauer Three Lot Subdivision, a proposed Subdivision in Vigo County, Indiana, not yet recorded. Being more particularly described as follows, to-wit:

Commencing at an "x" on a stone in a pot (street monument) situated at the Southeast Corner of the Southwest Quarter (SW ¼) of Section Thirty-five (35), Township Twelve (12) North, Range Nine (9) West, 2<sup>nd</sup> P.M., Harrison Township, Vigo County, Indiana. Thence North Zero degrees Eight minutes Zero seconds West (N 00°08'00"W) on the East line of said Southwest Quarter (SW ¼), Three Hundred Fifty-seven and Eighty-one hundredths (357.81) to a point; thence "WEST" (assumed bearing) and parallel to the South line of said Southwest Quarter (SW ¼), Two Hundred fifty-one and Thirty hundredths (251.30) feet to a 5/8" iron rod, thirty (30) inches in length with a plastic cap engraved "J.R. Keller L.S. 80920000" (hereafter referred to as a 5/8" iron rod), located at the point of beginning of this description. Thence continuing "WEST" (N 90°00'00"W), One Hundred Ninety-four and Six hundredths (194.06) feet, more or less, to a 5/8" iron rod situated on the East line of Pollock Subdivision as shown on the recorded plat thereof, as found in Plat Record 33, Page 164 – 165 in the records of the Office of the Recorder of Vigo County, Indiana; thence North Zero minutes Six minutes Forty seconds West (N 00°06'40"W) on the East line of Pollock Subdivision (or subsequent re-plats thereof), Six Hundred Thirty-two and Seventy-six hundredths (632.76) feet, more or less, to the Southwest corner of a Three and One half (3 ½) tract of land owned by John Leminger as described in Deed Record 401, Page 857 found in the records of the Office of the Recorder of Vigo County, Indiana; thence North Eighty-nine degrees Fifty-two minutes Twenty-eight seconds East (N 89°52'28" E) on the South line of said Leminger tract, Two Hundred Forty-five and Eleven hundredths (245.11) feet, more or less, to the Northwest corner of a tract of certain tract of land owned by Libby Waters as described in Instrument 2003029676 as found in the records of the Office of the Recorder of Vigo County, Indiana; thence South Zero degrees Eight minutes zero seconds East (S 00°08'00"E), along the West line of said Waters tract, and on the West line of a tract of land owned by Rodney Dean Ellis as described in Instrument 2010000176 as found in the records of the Office of the Recorder of Vigo County, Indiana, One Hundred Twenty and Zero hundredths (120.00) feet to the Southwest corner of said Ellis tract; thence North Eighty-nine degrees Fifty-two minutes Twenty-eight seconds East (N 89°52'28" E) on the South line of said Ellis tract, Two Hundred and Zero hundredths (200.00) feet to the East line of the aforementioned Southwest Quarter (SW ¼); thence South Zero degrees Eight minutes Zero seconds East (S 00°08'00" E) on the East line of said Southwest Quarter (SW ¼), Two Hundred Sixty-two and Eighty-five hundredths (262.85) feet to a point; thence "WEST" (N 90°00'00"W), parallel to the South line of said Southwest Quarter (SW ¼), Two Hundred Fifty-one and Thirty hundredths (251.30) feet to a 5/8" iron rod; thence South Zero degrees Eight minutes Zero seconds East (S 00°08'00" E), parallel to the East line of said Southwest Quarter (SW ¼), Two Hundred Fifty and Eighty-eight hundredths (250.88) feet to the point of beginning. Containing 4.47 acres, more or less.

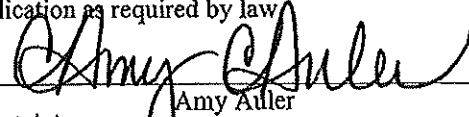
Subject to easement for street purposes off of the extreme East side thereof ( Twenty-Fifth (25th) Street). Also subject to any grants, leases, easements, rights of way, covenants, or restrictions of record which might affect the title to the subject real estate.

Commonly known as: 2865 South 25<sup>th</sup> Street, Terre Haute, Vigo County Indiana 47802

Be and the same is hereby established as a R-3, General Residence District together with all rights and privileges that may insure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II, WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as required by law

Presented by Council Member,

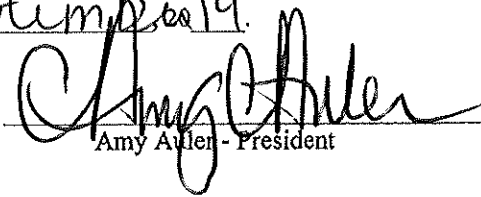
  
Amy Auler

Passed in Open Council this

11<sup>th</sup>

day of

September 2014

  
Amy Auler - President

ATTEST



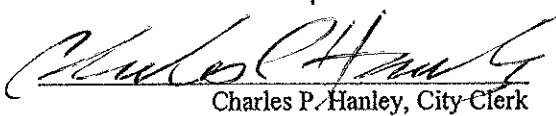
Charles P. Hanley, City Clerk

Presented by me to the Mayor of the City of Terre Haute this

12<sup>th</sup>

day of

September 2014

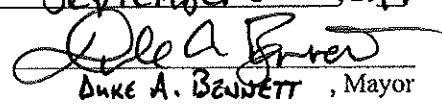
  
Charles P. Hanley, City Clerk

Approved by me, the Mayor, this

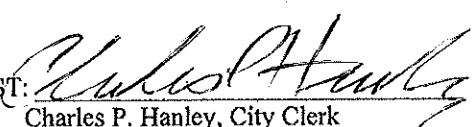
12<sup>th</sup>

day of

SEPTEMBER, 2014

  
DUKE A. BENNETT, Mayor

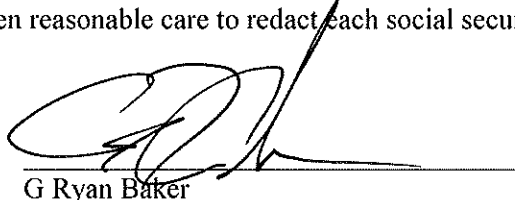
ATTEST:



Charles P. Hanley, City Clerk

This instrument prepared by: G. Ryan Baker  
c/o Richard Jenkins Construction, Inc.  
4301 South Sixth Street  
Terre Haute, In 47802

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

  
G Ryan Baker

PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA:

And THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION FOR VIGO COUNTY, INDIANA:

LADIES AND GENTLEMAN:

The undersigned, Terry J. Bauer and Florence Elaine Bauer, respectfully submits this Petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, Indiana, to wit:

Part of Thirteen and One-half (13-1/2) acres off of the east end of the South half (S ½) of the Southwest Quarter (SW ¼) of Section Thirty-five (35), Township Twelve (12) North, Range Nine (9) West, Second Principal Meridian (2<sup>nd</sup> P.M.), Harrison Township, Vigo County, Indiana. Also being a portion of a certain tract of land owned by Terry J. Bauer and Florence Elaine Bauer, husband and wife, as described in Deed Record 408, Page 556 as found in the records of the Office of the Recorder of Vigo County, Indiana. Also known as Lot 1 in Bauer Three Lot Subdivision, a proposed Subdivision in Vigo County, Indiana, not yet recorded. Being more particularly described as follows, to-wit:

Commencing at an "x" on a stone in a pot (street monument) situated at the Southeast Corner of the Southwest Quarter (SW ¼) of Section Thirty-five (35), Township Twelve (12) North, Range Nine 99 West, 2<sup>nd</sup> P.M., Harrison Township, Vigo County, Indiana. Thence North Zero degrees Eight minutes Zero seconds West (N 00°08'00"W) on the East line of said Southwest Quarter (SW ¼), Three Hundred Fifty-seven and Eighty-one hundredths (357.81) to a point; thence "WEST" (assumed bearing) and parallel to the South line of said Southwest Quarter (SW ¼), Two Hundred fifty-one and Thirty hundredths (251.30) feet to a 5/8" iron rod, thirty (30) inches in length with a plastic cap engraved "J.R. Keller L.S. 80920000" (hereafter referred to as a 5/8" iron rod), located at the point of beginning of this description. Thence continuing "WEST" (N 90°00'00"W), One Hundred Ninety-four and Six hundredths (194.06) feet, more or less, to a 5/8" iron rod situated on the East line of Pollock Subdivision as shown on the recorded plat thereof, as found in Plat Record 33, Page 164 – 165 in the records of the Office of the Recorder of Vigo County, Indiana; thence North Zero minutes Six minutes Forty seconds West (N 00°06'40"W) on the East line of Pollock Subdivision (or subsequent re-plats thereof), Six Hundred Thirty-two and Seventy-six hundredths (632.76) feet, more or less, to the Southwest corner of a Three and One half (3 ½) tract of land owned by John Leminger as described in Deed Record 401, Page 857 found in the records of the Office of the Recorder of Vigo County, Indiana; thence North Eighty-nine degrees Fifty-two minutes Twenty-eight seconds East (N 89°52'28" E) on the South line of said Leminger tract, Two Hundred Forty-five and Eleven hundredths (245.11) feet, more or less, to the Northwest corner of a tract of certain tract of land owned by Libby Waters as described in Instrument 2003029676 as found in the records of the Office of the Recorder of Vigo County, Indiana; thence South Zero degrees Eight minutes zero seconds East (S 00°08'00"E), along the West line of said Waters tract, and on the West line of a tract of land owned by Rodney Dean Ellis as described in Instrument 2010000176 as found in the records of the Office of the Recorder of Vigo County, Indiana, One Hundred Twenty and Zero hundredths (120.00) feet to the Southwest corner of said Ellis tract; thence North Eighty-nine degrees Fifty-two minutes Twenty-eight seconds East (N 89°52'28" E) on the South line of said Ellis tract, Two Hundred and Zero hundredths (200.00) feet to the East line of the aforementioned Southwest Quarter (SW ¼); thence South Zero degrees Eight minutes Zero seconds East (S 00°08'00" E) on the East line of said Southwest Quarter (SW ¼), Two Hundred Sixty-two and Eighty-five hundredths (262.85) feet to a point; thence "WEST" (N 90°00'00"W), parallel to the South line of said Southwest Quarter (SW ¼), Two Hundred Fifty-one and Thirty hundredths (251.30) feet to a 5/8" iron rod; thence South Zero degrees Eight minutes Zero seconds East (S 00°08'00" E), parallel to the East line of said Southwest Quarter (SW ¼), Two Hundred Fifty and Eighty-eight hundredths (250.88) feet to the point of beginning. Containing 4.47 acres, more or less.

Commonly known as: 2865 South 25<sup>th</sup> Street, Terre Haute, Indiana 47802.

Your petitioner is informed and believes that in accordance with Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana," the above-described real estate is now zoned as R-2, Two Family Residential District

Your petitioner would respectfully state that the real estate is now an agricultural farm field. Your petitioner intends to use the real estate as a multifamily apartment complex.

Your petitioner would request that the real estate described herein shall be zoned as R-3, General Residence District. Your petitioner would allege that the General Residence District would not alter the general characteristics of this neighborhood.

Your petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your petitioner respectfully requests that the Area Plan Commission for Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, being Chapter 10, Article 2 of the Municipal Code designated as "Comprehensive Zoning Ordinance for the Terre Haute, Indiana," and declaring the above-described real estate to be part of the R-3 General Residence District of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNES WHEREOF, This petition has been duly executed this 6th day of August, 2019.

BY:

Terry J. Bauer  
Terry J. Bauer

Florence Elaine Bauer  
Florence Elaine Bauer

PETITIONER: Terry J. Bauer and Florence Elaine Bauer  
(Address of the Petitioner/Property owner).

This instrument was prepared by: G. Ryan Baker  
c/o Richard Jenkins Construction, Inc.  
4301 South Sixth Street  
Terre Haute, In 47802

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security in this document, unless required by law.

G. Ryan Baker  
G. Ryan Baker

**AFFIDAVIT OF:**

COMES NOW affiant, Terry J. Bauer and Florence Elaine Bauer, and affirms under penalty of law that affiant is the owner of record of the property located at:

2865 South 25<sup>th</sup> Street, Terre Haute, IN 47802

for which a rezoning is requested and hereto a copy of the deed is attached evidencing such ownership.

I affirm under penalty for perjury, that the foregoing representations are true.

Terry J. Bauer and Florence Elaine Bauer

[Typed name of owner(s) on deed]

SIGNATURE: \_\_\_\_\_

Terry J. Bauer

SIGNATURE: \_\_\_\_\_

Florence Elaine Bauer

STATE OF INDIANA)

SS: (COUNTY OF VIGO)

Personally appeared before me, a Notary Public in and for

said County and State, \_\_\_\_\_

Vigo, Indiana

who acknowledges the execution of the above and foregoing, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and notarial seal, this 6th day of August 2014.

Notary Public:

Troy D Helman  
[Typed name] Troy D Helman

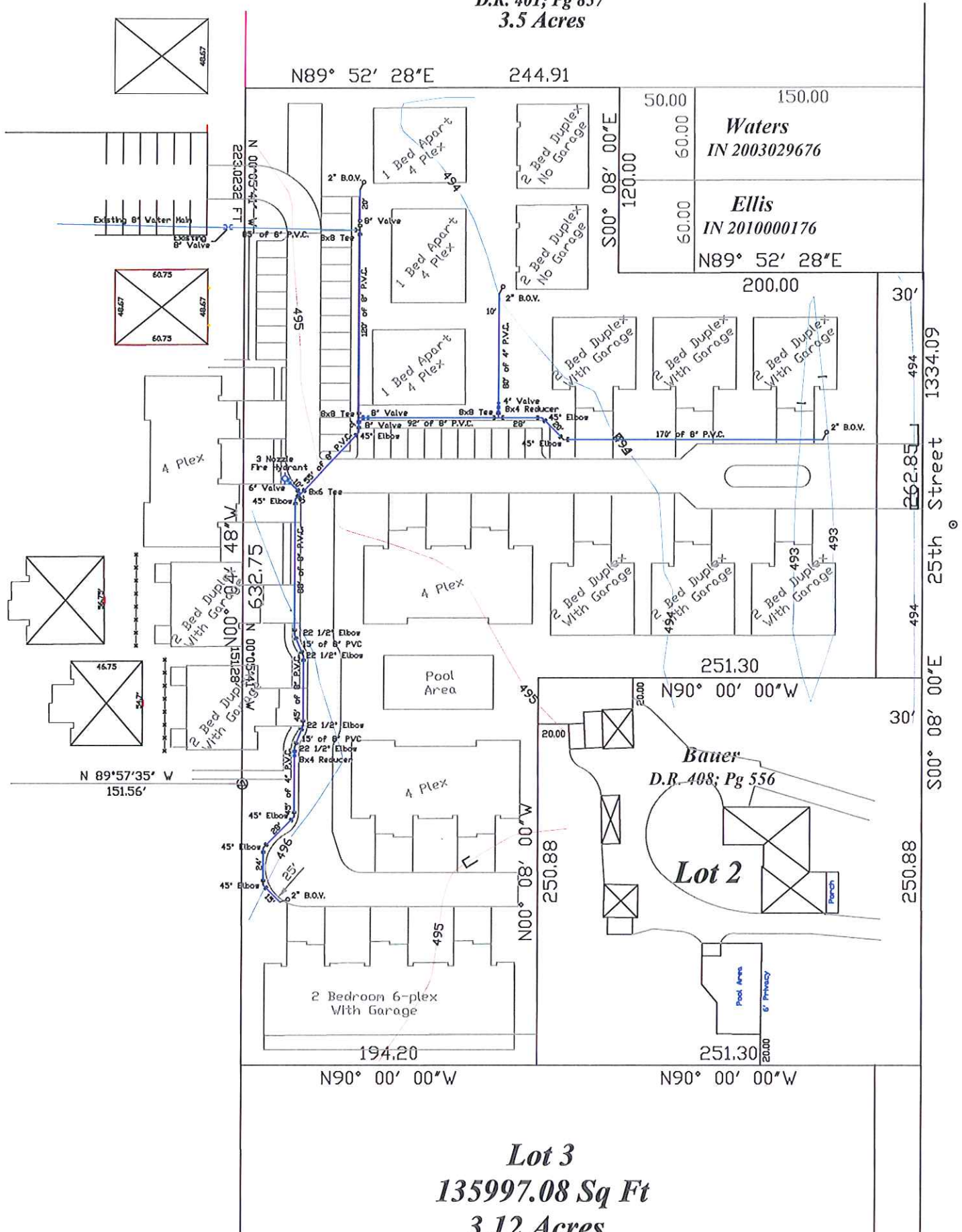
My Commission Expires: \_\_\_\_\_

July 1, 2017

My County Of Residence: \_\_\_\_\_

Vigo

**Leminger**  
**D.R. 401; Pg 857**  
**3.5 Acres**



Receipt

The following was paid to the City of Terre Haute, Controller's Office.

Date: August 7, 2014

Name: Plats of Terre Haute

Reason: Rezoning \$45.00  
25th + Margaret

Cash: \_\_\_\_\_

Check: \$45.00 CK# 005299

Credit: \_\_\_\_\_

Total: \$45.00

TERRE HAUTE, IN  
PAID

AUG -7 2014

CONTROLLER

Received By: M. Dowell/SE

408/556

92-4

153

556

Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

Form No. 3

**WARRANTY DEED**THIS INDENTURE WITNESSETH, That Forrest F. Bauer and Lucille E. Bauer,Husband and Wife

("Grantor")

of Vigo County, in the State of Indiana, CONVEYAND WARRANT to Terry J. Bauer and Florence Elaine Bauer,Husband and Wifeof Vigo County, in the State of Indiana, for the sumof One and no/100 Dollars (\$ 1.00) and othervaluable consideration, the receipt of which is hereby acknowledged, the following described real estate in  
Vigo County, in the State of Indiana:

Thirteen and one half (13½) acres off the east end of the south half of the southwest quarter of Section 35 in Township 12 North, Range 9 West.

Except three and one-half acres off the north end of said above described real estate.

Also Except that part thereof conveyed to Lonie H. and Pauline L. Hancock by deed dated March 9, 1939 and recorded in Deed Record 214 page 245;

Also except that part thereof conveyed to Wilfred Murphy and Reva Murphy, husband and wife, by deed dated August 8, 1939 and recorded in Deed Record 215, page 494;

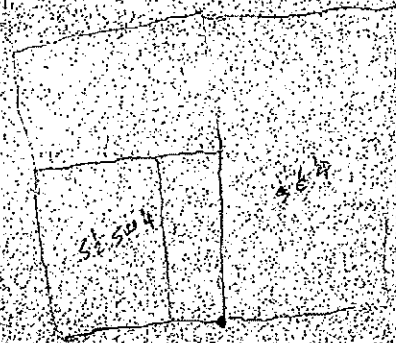
Also except that part thereof conveyed to Samuel A. Crandall and Josephine L. Crandall, husband and wife, by deed dated June 30, 1950 and recorded in Deed Record 262, page 97; all records of Recorder's Office of Vigo County, Indiana.

DULY ENTERED FOR TAXATION

January 5, 1987

Edna (Paul) Norton

Auditor, Vigo County



IN WITNESS WHEREOF, Grantor has executed this deed this 31st day of December, 1986.

Signature Forrest F. Bauer (SEAL)Printed Forrest F. BauerSignature Lucille E. Bauer (SEAL)Printed Lucille E. Bauer

STATE OF INDIANA

COUNTY OF VIGO

Before me, a Notary Public in and for said County and State, personally appeared

Forrest F. Bauer and Lucille E. Bauer, Husband and Wife

who acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn, stated that the contents therein contained are true.

My hand and Notarial Seal this 31stday of December, 1986.Signature Frederick T. BauerPrinted Frederick T. Bauer

Notary Public

# Vigo County, IN / City of Terre Haute



Date Created: 7/17/2014

## Summary - Assessor's Office

**Parcel ID** 84-06-33-428-008.000-002  
**Tax ID** 118-06-33-428-008  
**Section Plat** 33  
**Routing Number**  
**Neighborhood** 118552 - HARRISON  
**Property Address** 2401 S 6 1/2 St  
 Terre Haute, IN 47802  
**Legal Description** BARTLETTS SUB 158' ON S CENTER PRT (2401 S CENTER)  
 D-444/317 33-12-9 LOT 1  
 (Note: Not to be used on legal documents)  
**Acreage** N/A  
**Class** 530 - Res 3 fam dwelling platted lot  
**Tax District/Area** 002 - HARRISON



[Click to Enlarge](#)

## Owner - Auditor's Office

**Deeded Owner**  
[Lake Mark E](#)  
 51 BORING STREET  
 TERRE HAUTE, IN 47802

## Site Description - Assessor's Office

**Topography** Level  
**Public Utilities** All  
**Street or Road** Paved, Sidewalk, Alley  
**Neigh. Life Cycle** Static

**Legal Acres** 0  
**Legal Sq Ft** 0

## Land - Assessor's Office

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Product-ivity Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor
FRONT LOT		158.000	0.000	158.000	130.000	0.00	0.94		153.00	143.82	22,720.00	3 -40% L 1%

## Farm Land Computations - Assessor's Office

**Parcel Acreage** 0  
**81 Legal Drain NV [-]**  
**82 Public Roads NV [-]**  
**83 UT Towers NV [-]**  
**9 Homesite(s) [-]**  
**Total Acres Farmland**  
**True Tax Value** 0.00  
**Measured Acres**  
**Average True Tax Value/Acre** 0.00  
**True Tax Value Farmland** 0.00  
**Classified Land Total** 0  
**Homesite(s) Value (+)** 0.00  
**Total Land Value** 13,900.00

## Residential Dwellings - Assessor's Office

**Card 01****Residential Dwelling 1****Occupancy****Story Height**

2.0

**Roofing**

Material: Asphalt shingles

**Attic**

None

**Basement Type**

1/2

**Basement Rec Room**

None

**Finished Rooms**

9

**Bedrooms**

3

**Family Rooms**

0

**Dining Rooms**

0

**Full Baths**

4; 12-Fixt.

**Half Baths**

0; 0-Fixt.

**Kitchen Sinks**

3; 3-Fixt.

**Water Heaters**

3; 3-Fixt.

**Central Air**

Yes

**Primary Heat**

Central Warm Air

**Extra Fixtures**

0

**Total Fixtures**

18

**Fireplace**

No

**Features**

None

**Porches and Decks**

Open Masonry Porch 70

Open Masonry Porch 189

Open Masonry Porch 66

Open Frame Porch 60

**Yd Item/Spc Fture/Outbldg**

None

**Last Updated**

8/9/2004

Construction	Floor	Base Area (sf)	Fin. Area (sf)
Wood frame	1.0	1305	1305
Wood frame	1.5	249	249
Wood frame	2.0	1305	1305
Concrete block	B	780	0
	Crawl	525	0

**Card 02****Residential Dwelling 1****Occupancy****Story Height**

1.0

**Roofing**

Material: Asphalt shingles

**Attic**

None

**Basement Type**

Full

**Basement Rec Room**

None

**Finished Rooms**

3

**Bedrooms**

1

**Family Rooms**

0

**Dining Rooms**

0

**Full Baths**

1; 3-Fixt.

**Half Baths**

0; 0-Fixt.

**Kitchen Sinks**

1; 1-Fixt.

**Water Heaters**

1; 1-Fixt.

**Central Air**

Yes

**Primary Heat**

Central Warm Air

**Extra Fixtures**

0

**Total Fixtures**

5

**Fireplace**

No

**Features**

None

**Porches and Decks**

Open Masonry Porch 168

**Yd Item/Spc Fture/Outbldg**

WOOD FRAME UTILITY SHED 64 SF

Last Updated

8/9/2004

Construction	Floor	Base Area (sf)	Fin. Area (sf)
Wood frame	1.0	1008	1008
Concrete block	B	1008	0

Improvements - Assessor's Office

## Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL		D+2	1900	1900	AV	0.00		0	2859	170320	50	0	101	100	84300

## Card 02

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		D	1900	1900	AV	0.00		0	1008	76540	50	0	101	100	37900
01	UTLSHED		WOOD FRAME	E	1980	1980	F	0.00		0	8 x 8	0	0	0	101	100	200

Transfer History - Assessor's Office

Date	Owner 1	Owner 2	Book & Page	Amount
1/29/1999	FRAZER BRYAN M & CHERYL A FOX FRAZER		444/317	\$64,000.00
2/13/1991	VALLEY FEDERAL SAVINGS BANK		426/183	\$0.00
10/17/1989	BAILEY JOHN B JR		420/320	\$0.00

Valuation - Assessor's Office

Assessment Year		03/01/2013	03/01/2012	03/01/2011	03/01/2010	03/01/2009
Reason for Change		ANN ADJ	4Y Reval	ANN ADJ	ANN ADJ	ANN ADJ
<b>VALUATION</b>	Land	\$13,400	\$13,400	\$18,200	\$17,800	\$18,400
<b>(Assessed Value)</b>	Improvements	\$122,400	\$120,000	\$123,300	\$121,600	\$124,200
	Total	\$135,800	\$133,400	\$141,500	\$139,400	\$142,600
<b>VALUATION</b>	Land	\$13,400	\$13,400	\$18,200	\$17,800	\$18,400
<b>(True Tax Value)</b>	Improvements	\$122,400	\$120,000	\$123,300	\$121,600	\$124,200
	Total	\$135,800	\$133,400	\$141,500	\$139,400	\$142,600

Deductions - Auditor's Office

Tax Year	Deduction Type	Amount
2013 Pay 2014	Mortgage	\$3,000.00
2013 Pay 2014	Homestead - Supplemental	\$18,445.00
2013 Pay 2014	Homestead Credit/ Standard	\$45,000.00
2012 Pay 2013	Mortgage	\$3,000.00
2012 Pay 2013	Homestead - Supplemental	\$17,780.00
2012 Pay 2013	Homestead Credit/ Standard	\$45,000.00
2011 Pay 2012	Mortgage	\$3,000.00
2011 Pay 2012	Homestead - Supplemental	\$24,780.00
2011 Pay 2012	Homestead Credit/ Standard	\$45,000.00
2010 Pay 2011	Mortgage	\$3,000.00
2010 Pay 2011	Homestead - Supplemental	\$24,150.00
2010 Pay 2011	Homestead Credit/ Standard	\$45,000.00
2009 Pay 2010	Mortgage	\$3,000.00
2009 Pay 2010	Homestead - Supplemental	\$25,095.00
2009 Pay 2010	Homestead Credit/ Standard	\$45,000.00
2008 Pay 2009	Mortgage	\$3,000.00
2008 Pay 2009	Homestead - Supplemental	\$25,480.00
2008 Pay 2009	Homestead Credit/ Standard	\$45,000.00
2007 Pay 2008	Mortgage	\$3,000.00
2006 Pay 2007	Mortgage	\$3,000.00

Charges (2008-2014) - Auditor's Office

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

**Detail:**

<b>Tax Year</b>	<b>Type</b>	<b>Category</b>	<b>Description</b>	<b>Amount</b>	<b>Bal Due</b>
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$870.50	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$870.50	\$870.50
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$856.01	
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$856.01	
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$838.01	
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$838.01	
2010 Pay 2011	Property Tax Detail	Tax	1st Installment Tax	\$825.99	
2010 Pay 2011	Property Tax Detail	Tax	2nd Installment Tax	\$825.99	
2009 Pay 2010	Property Tax Detail	Tax	1st Installment Tax	\$844.51	
2009 Pay 2010	Property Tax Detail	Tax	2nd Installment Tax	\$844.51	
2008 Pay 2009	Property Tax Detail	Tax	1st Installment Tax	\$1,073.18	
2008 Pay 2009	Property Tax Detail	Tax	2nd Installment Tax	\$1,073.18	
2007 Pay 2008	Property Tax Detail	Penalty	1st Installment Penalty	\$218.62	
2007 Pay 2008	Property Tax Detail	Tax	1st Installment Tax	\$2,186.17	
2007 Pay 2008	Property Tax Detail	Tax	2nd Installment Tax	\$2,186.17	
2007 Pay 2008	Special Assessment Detail	Fee	TERRE HAUTE LIENS - 2008 1st Install Spa Fixed Fee 1	\$0.00	
2007 Pay 2008	Special Assessment Detail	Fee	TERRE HAUTE LIENS - 2008 1st Install Spa Fixed Fee 2	\$0.00	
2007 Pay 2008	Special Assessment Detail	Fee	TERRE HAUTE LIENS - 2008 1st Install Spa Fixed Fee 3	\$15.00	
2007 Pay 2008	Special Assessment Detail	Tax	TERRE HAUTE LIENS - 2008 1st Installment Tax	\$0.00	
2007 Pay 2008	Special Assessment Detail	Tax	TERRE HAUTE LIENS - 2008 1st Installment Tax	\$145.09	
2007 Pay 2008	Special Assessment Detail	Penalty	TERRE HAUTE LIENS - 2008 1st Spa Fixed Fee Penalty	\$0.00	
2007 Pay 2008	Special Assessment Detail	Fee	TERRE HAUTE LIENS - 2008 2nd Install Spa Fixed Fee 1	\$0.00	
2007 Pay 2008	Special Assessment Detail	Fee	TERRE HAUTE LIENS - 2008 2nd Install Spa Fixed Fee 2	\$0.00	
2007 Pay 2008	Special Assessment Detail	Fee	TERRE HAUTE LIENS - 2008 2nd Install Spa Fixed Fee 3	\$15.00	
2007 Pay 2008	Special Assessment Detail	Tax	TERRE HAUTE LIENS - 2008 2nd Installment Tax	\$0.00	
2007 Pay 2008	Special Assessment Detail	Tax	TERRE HAUTE LIENS - 2008 2nd Installment Tax	\$55.11	
2007 Pay 2008	Special Assessment Detail	Penalty	TERRE HAUTE LIENS - 2008 2nd Spa Fixed Fee Penalty	\$0.00	

**Total:**

<b>Tax Year</b>	<b>Amount</b>	<b>Bal Due</b>
2013 Pay 2014	\$1,741.00	\$870.50
2012 Pay 2013	\$1,712.02	
2011 Pay 2012	\$1,676.02	
2010 Pay 2011	\$1,651.98	
2009 Pay 2010	\$1,689.02	
2008 Pay 2009	\$2,146.36	
2007 Pay 2008	\$4,821.16	

**Payments (2008-2014) - Treasurer's Office**

**Detail:**

<b>Tax Year</b>	<b>Payment Date</b>	<b>Paid By</b>	<b>Amount</b>
2013 Pay 2014	4/28/2014	Lahman Mark	\$870.50
2012 Pay 2013	11/5/2013	Lehman Mark	\$856.01
2012 Pay 2013	5/6/2013	Lehman Mark E	\$856.01
2011 Pay 2012	11/2/2012	Lake Mark E	\$838.01
2011 Pay 2012	5/7/2012	Lehman Mark E	\$838.01
2010 Pay 2011	10/3/2011	Lehman Mark E	\$825.99
2010 Pay 2011	5/4/2011	Lake Mark E	\$825.99
2009 Pay 2010	10/27/2010	L & L Properties	\$844.51
2009 Pay 2010	5/5/2010	Lake Mark E	\$844.51

**Total:**

<b>Tax Year</b>	<b>Amount</b>
2013 Pay 2014	\$870.50
2012 Pay 2013	\$1,712.02

2011 Pay 2012	\$1,676.02
2010 Pay 2011	\$1,651.98
2009 Pay 2010	\$1,689.02

Photos - Assessor's Office







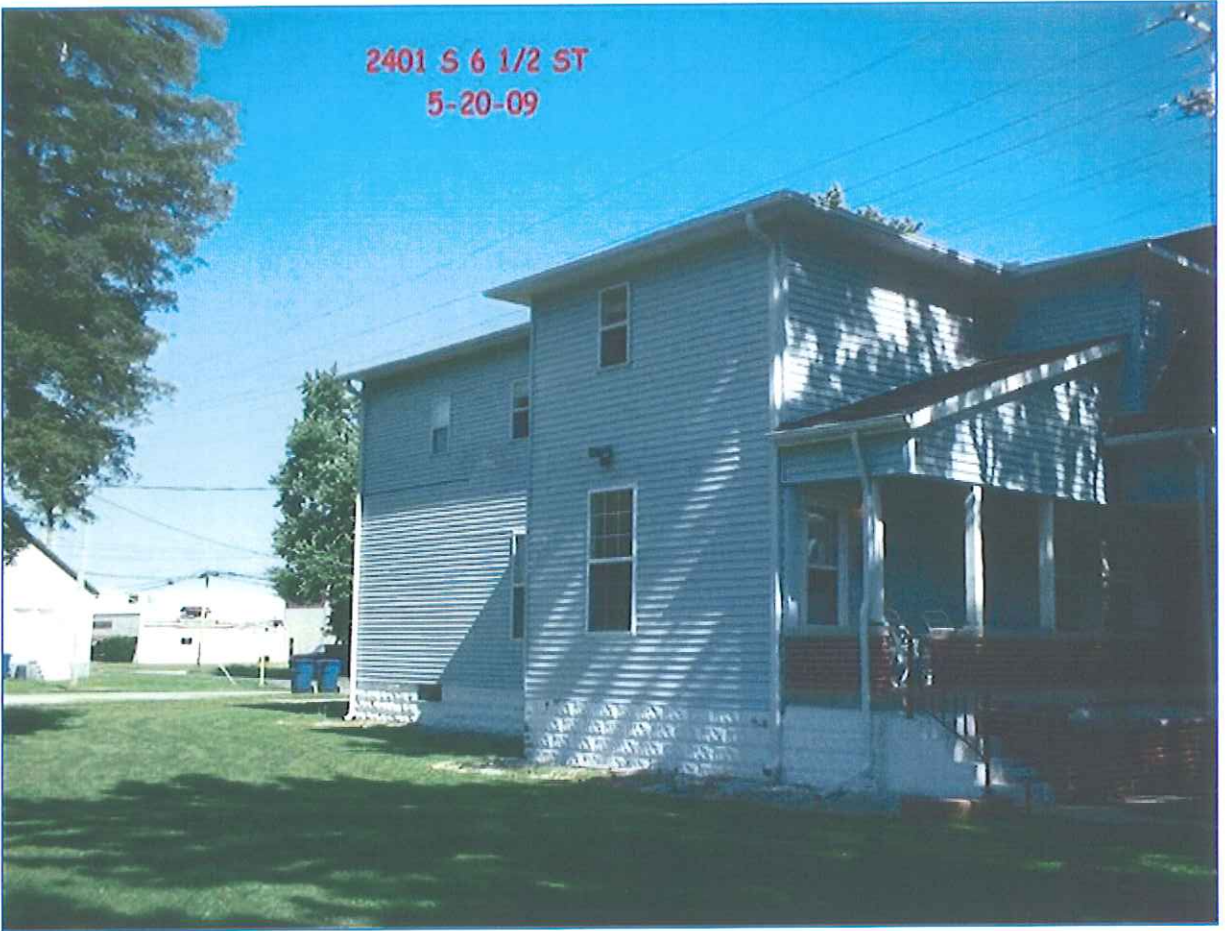




2401 S 6 1/2 ST  
5-20-09



2401 S 6 1/2 ST  
5-20-09





2401 S 6 1/2 ST  
5-20-09





Map



**No data available for the following modules:** Transfer Recording - Auditor's Office, Homestead Allocations - Assessor's Office, Exemptions - Auditor's Office, Sketches - Assessor's Office. [Click here for help.](#)

Last Data Upload: 7/17/2014 8:51:03 AM



# Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: September 4, 2014

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER #19-14

CERTIFICATION DATE: September 3, 2014

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 19-14. This Ordinance is a rezoning of the property located at 2865 South 25<sup>th</sup> Street. The Petitioner, Terry and Florence Bauer, Petitions the Plan Commission to rezone said real estate from zoning classification R-2 to R-3, General Residence District for an apartment complex. The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 19-14 at a public meeting and hearing held Wednesday, September 3, 2014. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 19-14 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 19-14 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 19-14 was FAVORABLE WITH THE FOLLOWING CONDITIONS: 1) Must submit and gain approval of Drainage and Erosion Control Plan, sewer submission and approval; 2) 110% Bonding, if needed, for any new infrastructure; 3) Must obtain Drive Cut Permit from the City Engineer's office; 4) Must obtain any and all State releases and permits; 5) Must gain fire department approval; 6) Must follow through by Developer to utilize city water. .

A handwritten signature in dark ink, appearing to read "Fred L. Wilson", written over a horizontal line.

Fred L. Wilson, President

A handwritten signature in dark ink, appearing to read "Darren Maher", written over a horizontal line.

Darren Maher, Executive Director

Received this 7<sup>th</sup> day of August, 2014

## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #19-14

Doc: # 41

Date: September 3<sup>rd</sup> 2014

Page 1 of 4

### APPLICATION INFORMATION

Petitioner: Terry & Florence Bauer

Owner: Same

Representative: Rick Jenkins

Proposed Use: Apartment Complex

Proposed Zoning: R-3, General Residence District

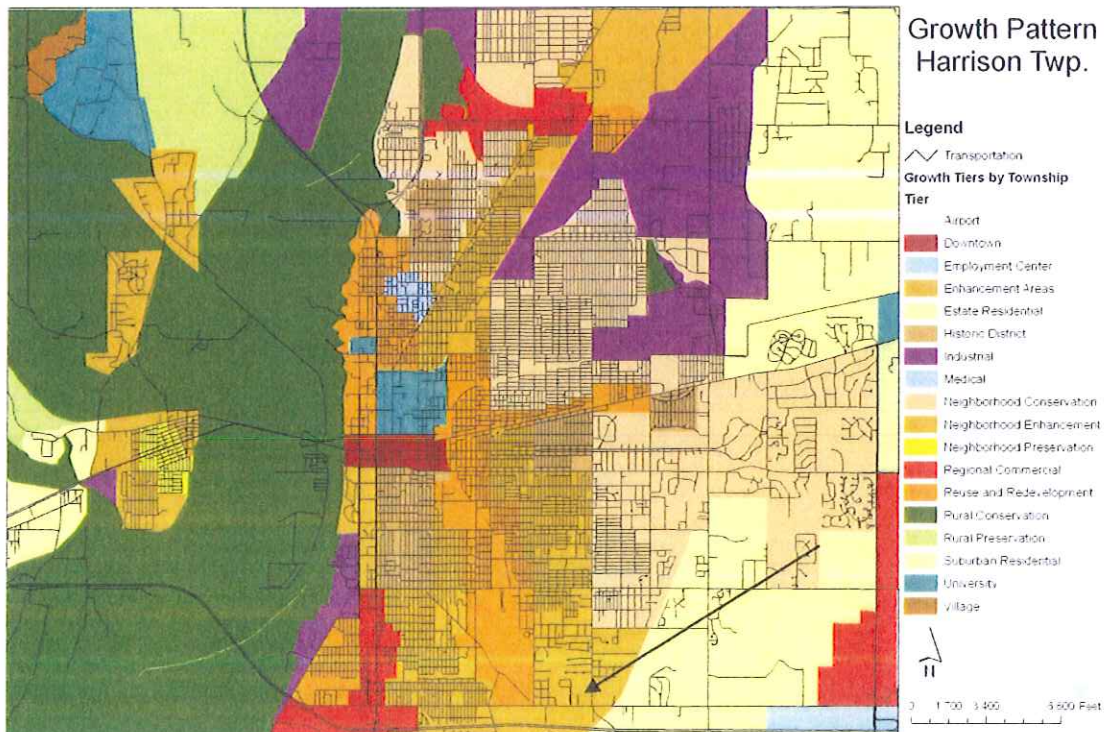
Current Zoning: R-2, Two-Family Residence District

Location: The property is located on 25<sup>th</sup> Street North of Margaret and south of Amber Wood Estates.

Common Address: 2865 S 25<sup>th</sup> St., Terre Haute, IN 47802

### COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #19-14

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Guiding Policies: Neighborhood Enhancement

- Encourage infill development that is compatible with the land use mix and intensity of existing development.
- Support preservation and rehabilitation of historic properties.
- Incompatible and inconsistent uses with residential context of these neighborhoods should be eliminated.
- Identify areas that need sub-area plans prioritize the development of those plans by areas.
- Allow for a range of housing densities based on the zoning ordinance.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.

Available Services: Area is well served by utilities.

Soil Limitations: WET SOILS- Basements, crawl spaces tend to be wet; septic systems function poorly.

SLOW PERC- Water moves quickly down through the soil.

SLOPE- Grade and soil type may cause erosion during construction.

OTHER – Insufficient data contact a soil scientist

Street Access: 25th Street is a Secondary Arterial. Margaret Ave. is an Expressway.

Dev. Priority: Reinvestment and infill developments are a high priority.

## ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-3 General Residence District

**East** – C-1, and R-1

**South** – R-1 Planned Development and O-1 Open Space

**West** – R-3 C-1 and C-2

Character of Area: The petitioned property is located in a broad range of residential and commercial land uses.

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## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #19-14

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Contig. Uses & Zones: The area a mix of all major zoning categories. Within one mile of the property there are; M-1, M-2, A-1 A-1MO, O-1, R-1, R-1PD, R-S, R-2, R-3, C-1, C-2, C-3, C-6, C-7 and a MHCU (mobile home conditional use).

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## ZONING REGULATIONS

R-3 Purpose: The General Residence District

R-3 Uses: Any use permitted in the R-1 and R-2 Districts, Apartment Hotels. Colleges and universities, but not business colleges or trade schools, Fraternal, philanthropic and charitable use or institutions, provided that not more than twenty-five percent (25%) of the gross floor area or four thousand (4,000) square feet shall be used as office space. Hospitals, sanitariums, and convalescent homes, Institutions for the aged and for children, Lodging Houses and Tourist Homes, Nursery Schools, Boarding, Private Clubs or Lodges - not operated for profit, provided that not more than twenty percent (20%) of the gross floor area or two thousand (2,000) square feet, whichever is greater, shall be used as office space, Apartment House.

R-3 Standards: Minimum Lot Size: N/A;  
FAR 0.50 % or 384 Square Feet per bed  
Street Setback: 55 feet from centerline;  
Rear setback 11';  
Interior setback of 5' from the interior lot line;  
A parking plan must be approved by the Engineering and Planning Departments.

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## FINDINGS and RECOMMENDATION

Staff Findings: The proposed rezoning is in harmony with the Comprehensive Plan. Over the past 20 years the surrounding parcels have continued to infill and develop. The proposed development would continue the trend. The commercial developments along Professional drive will

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #19-14

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Date: September 3<sup>rd</sup> 2014

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act as a transition between the R-3 and the single family residence to the west.

Recommendation: Staff offers a Favorable Recommendation with the following conditions due to the scope and size of the proposed development.

1. ~~The rezoning must be recorded within 90 days.~~
2. Storm water drainage plan, erosion control plan, sewer submission and approval
3. 110% bonding if needed for any new infrastructure
4. Road cut permit
5. Any and all state releases and permits must be obtained
6. Fire report approval
7. Follow through by developer to utilize city water.